

Workbook A: Growth Share Determination Using Published Data

(Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions

Municipality Name:

Neptune Township

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	521	3,276
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	521	3,276
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	104.20 Affordable Units	204.75 Affordable Units
6 Total Projected Growth Share Obligation		309 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

M. Truscott

ORDINANCE NO. 08-39

AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE, BY AMENDING SECTION 1001 ENTITLED AFFORDABLE HOUSING CONTRIBUTION TO CONFORM WITH RECENT LEGISLATION FROM THE STATE OF NEW JERSEY

WHEREAS, the New Jersey State Legislature has passed A-500 and S-1783 which establishes a statewide non-residential development fee of 2.5% to be charged by all municipalities for non-residential construction or improvements; and,

WHEREAS, by adoption of Ordinance 04-22 on June 14, 2004, the Township of Neptune had established a fee of 0.5% for this purpose; and,

WHEREAS, in accordance with the new legislation, the Township desires to amend its Affordable Housing Contribution ordinance to reflect the 2.5% fee, said fee to be retained by the Township as a municipality under the Council of Affordable Housing's jurisdiction pursuant to the Fair Housing Act,

THEREFORE, BE IT ORDAINED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH THAT:

SECTION 1.

The Land Development Ordinance of the Township of Neptune and specifically Section 1001 entitled Affordable Housing Contribution shall be amended and supplemented as follows:

1001 - AFFORDABLE HOUSING CONTRIBUTION

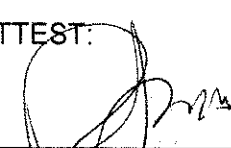
C. Nonresidential development fees. All developers of non-residential uses, shall pay a development fee of two and one-half percent (2.5%) of the equalized assessed value for new construction of and additions to non-residential development.

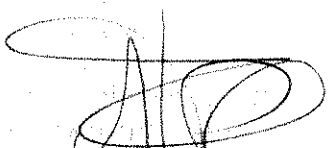
SECTION 2 This ordinance shall take effect after publication and passage according to law.

APPROVED ON FIRST READING: October 9, 2008

APPROVED, PASSED AND ADOPTED: October 27, 2008

ATTEST:


Richard J. Cuttrell,
Municipal Clerk


J. Randy Bishop,
Mayor

I, Richard J. Cuttrell, Municipal Clerk of the Township of Neptune, do hereby certify this document to be a true and exact copy of an Ordinance adopted by the Township Committee of the Township of Neptune on October 27, 2008


Richard J. Cuttrell, Municipal Clerk

**RESOLUTION NO. 09-23
PLANNING BOARD RESOLUTION ADOPTING
AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY**

WHEREAS, the Planning Board of Township of Neptune, Monmouth County, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on December 14, 2005; and,

WHEREAS, the New Jersey Council on Affordable Housing has revised its regulations regarding substantive certification; and,

WHEREAS, the Planning Board has determined to amend the Housing Element and Fair Share Plan; and,

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of The Township of Neptune held a public hearing(s) on the amended Housing Element and Fair Share Plan on October 21, 2009; and


WHEREAS, the Planning Board has determined that the amended Housing Element and Fair Share Plan are consistent with the goals and objectives of The Township of Neptune's Master Plan adopted in 2000 as amended, and that adoption and implementation of the amended Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of The Township of Neptune, Monmouth County, State of New Jersey, that the Planning Board hereby adopts the amended Housing Element and Fair Share Plan and dates same as October 21, 2009.

MOTION TO ADOPT & MEMORALIZE:

Offer By: R. Bishop	Second By: J. Shaffo
Those Voting 'Yes':	L. Addison; R. Bishop; M. Hood; J. Krimko; C. Layton; J. Mowczan; J. Shaffo
Those Voting 'No':	None
Those Abstaining:	R. Ambrosio
Those Absent:	A. Battle; S. Davis; T. Puryear

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopting the Housing Element and Fair Share Plan on October 21, 2009.



Nancy E. Abbott, Administrative Officer
Neptune Township Planning Board

RESOLUTION #09-457 - 10/26/09

ENDORSE THE TOWNSHIP'S AMENDMENT TO THE THIRD ROUND HOUSING PLAN
ELEMENT AND FAIR SHARE PLAN AND PETITION THE NEW JERSEY COMMITTEE
ON AFFORDABLE HOUSING FOR SUBSTANTIVE CERTIFICATION

WHEREAS, the Planning Board of the Township of Neptune, County of Monmouth, State of New Jersey, adopted the Amendment to the Third Round Housing Element and Fair Share Plan of the Master Plan on October 21, 2009; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Amendment to the Housing Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2,

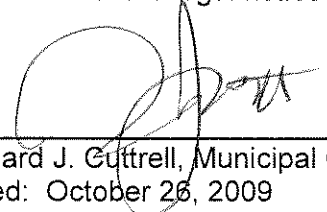
WHEREAS, the Neptune Township Committee held a public hearing on said Amendment on October 26, 2009,

THEREFORE BE IT RESOLVED that the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, hereby endorses the Amendment to the Housing Element and Fair Share Plan as adopted by the Township of Neptune; and,

BE IT FURTHER RESOLVED that the Township Committee of the Township of Neptune, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Amendment to the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and,

BE IT FURTHER RESOLVED, that a list of names and addresses for all owners of sites in the Amendment to the Housing Element and Fair Share Plan will be included with the petition; and,

BE IT FURTHER RESOLVED, that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Amendment to the Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Township of Neptune Municipal Clerk's office located at 25 Neptune Boulevard Neptune, NJ 07753, during the hours of 8:30 AM and 4:30 PM on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.



Richard J. Guttrell, Municipal Clerk
Dated: October 26, 2009


**AMENDMENT TO THE
THIRD ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
OF THE
TOWNSHIP OF NEPTUNE MASTER PLAN**

TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

NEPTUNE TOWNSHIP PLANNING BOARD
&
NEPTUNE TOWNSHIP COMMITTEE

ADOPTED BY THE PLANNING BOARD: October 21, 2009
ENDORSED BY THE TOWNSHIP COMMITTEE: October 26, 2009

Prepared By:



Martin P. Truscott, P.P., A.I.C.P.
New Jersey Professional Planner No.: LI-02443

Of the Firm:



Eleven Tindall Road
Middletown, New Jersey 07748

The original of this document was signed and sealed in accordance with law

H:\NEPT\0005\Calculations & Reports\Housing Plan 2009_NEPTUNE_FINAL.doc

NEPTUNE TOWNSHIP COMMITTEE

♦ **DR. MICHAEL BRANTLEY, MAYOR**

♦ **MARY BETH JAHN, DEPUTY MAYOR**

♦ **J. RANDY BISHOP**

♦ **JAMES MANNING, JR.**

♦ **KEVIN MCMILLAN**

NEPTUNE TOWNSHIP PLANNING BOARD

♦ **JAMES MOWCZAN, CHAIRMAN**

♦ **ALMERTH BATTLE, VICE CHAIRMAN**

♦ **LONNIE ADDISON**

♦ **RICHARD AMBROSIO**

♦ **J. RANDY BISHOP**

♦ **SHARON DAVIS**

♦ **MEL HOOD**

♦ **JOSEPH KRIMKO**

♦ **JOSEPH SHAFTO**

♦ **TODD PURYEAR**

♦ **CHARLES LAYTON**

♦ **NANCY ABBOTT, ADMINISTRATIVE OFFICER**

♦ **MARK KITRICK, ESQ., BOARD ATTORNEY**

♦ **PETER AVAKIAN, P.E., BOARD ENGINEER**

EXECUTIVE SUMMARY

INTRODUCTION

The Township of Neptune has prepared this amendment to the Township's Master Plan Housing Element and Fair Share Plan in accordance with the requirements of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), the State Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.), and the substantive rules of the Council on Affordable Housing (N.J.A.C. 5:97-1.1 et al). This amendment supersedes and replaces the Township's previously adopted 2005 Master Plan Housing Element and Fair Share Plan, which was adopted by the Township Planning Board on December 14, 2005, and was endorsed by the Township Committee on December 27, 2005.

After providing all necessary background information on the Township's demographic, housing, and economic characteristics, this document details the Township's fair share obligation. As explained in this Master Plan Housing Element and Fair Share Plan, the Township's fair share obligation consists of: an obligation to rehabilitate 173 units that are occupied by low and moderate income households; and, the growth share of 309 units. The Township is not required to address its prior round obligation because of its status as an urban aid municipality. Therefore, the Township's total fair share obligation is 482 units (Table A)

Table A: Fair Share Obligation

	Units
Rehabilitation Obligation	173
Total Remaining Obligation from Prior Rounds	+ 0
Growth Share Obligation	+ 309
Total	= 482

FULFILLMENT OF FAIR SHARE OBLIGATION

The Fair Share Plan contained in this document outlines how the Township will fulfill its fair share obligation. The Township's approach to fulfilling its fair share obligation is two-pronged, and consists of an approach to fulfilling its rehabilitation obligation and its growth share obligation. The Township's strategy to fulfill each of these components is discussed below.

Rehabilitation Obligation

As detailed in the Fair Share Plan, the Township will fulfill its rehabilitation obligation of 173 units through the continuation of the Township's current rehabilitation program. The Township notes that it has partially satisfied this requirement through the rehabilitation of 23 units since 2000. The Township will utilize funding from its Neighborhood Preservation Program, the Community Development Program and other grant programs to completely satisfy its remaining rehabilitation obligation of 150 units through December 31, 2018.

Prior Round Obligation

As noted above, the Township is not required to fulfill its prior round obligation because of its status as an urban aid municipality. Therefore, the Township's prior round obligation is not addressed in the Fair Share Plan.

Growth Share Obligation

With regard to the fulfillment of the growth share obligation, it is noted that the Township's obligation will be satisfied by the application of the credits for existing and proposed affordable housing, as well as the application of bonus credits. The Township's growth share obligation compliance strategy yields a surplus of 44 credits, and is outlined Table B.

Table B: Growth Share Obligation Compliance Strategy

	Total Units
<i>Credits for Age-Restricted Rental Units</i>	
Carver Inn	14
Mid-Town Senior Apartments	40
JP Housing	23
<i>Subtotal:</i>	77
<i>Credits for Non-Age-Restricted Rental Units</i>	
Winding Ridge Apartments	99
<i>Subtotal:</i>	99
<i>Credits for Non-Age-Restricted Sale Units</i>	
Summerfield Estates	10
Coastal Habitat	3
Interfaith Neighbors	5
Ridge Avenue School Site (Proposed)	30
Division Street (Proposed)	9
West Lake Avenue (Proposed)	27
<i>Subtotal:</i>	84
<i>Credits for Supportive and Special Needs Housing Units</i>	
M&O Housing	12
Collaborative Support of NJ (Proposed)	4
<i>Subtotal:</i>	16
<i>Bonus Credits</i>	
Redevelopment Bonus Credits	17
Rental Bonus Credits	1
Compliance Bonus Credits	59
<i>Subtotal:</i>	77
Total Credits	353
Total Credits Needed (Growth Share Obligation)	309
<i>Surplus Credits:</i>	44

Additionally, it is noted that pursuant to applicable COAH rules the following regulations also apply to the growth share obligation: minimum number of rental units; maximum number of age-restricted units; minimum number of units affordable to low income households; minimum number of units affordable to very low income households; and, maximum number of bonus credits. As indicated in the Fair Share Plan section of this document, these additional requirements will be met.

TABLE OF CONTENTS

HOUSING PLAN ELEMENT	1
<i>Introduction</i>	1
BACKGROUND TO TOWNSHIP HOUSING ELEMENT	2
<i>Neptune Township 2005 Housing Element and Fair Share Plan</i>	2
ANALYSIS OF DEMOGRAPHIC, HOUSING & EMPLOYMENT	
CHARACTERISTICS	3
<i>Neptune's Demographics</i>	3
<i>Neptune's Housing Stock</i>	5
<i>Neptune's Employment Characteristics</i>	7
MUNICIPAL AFFORDABLE HOUSING OBLIGATION	9
<i>Rehabilitation Obligation</i>	9
<i>Total Remaining Obligation 1987-1999</i>	9
<i>Growth Share 2004-2018</i>	10
MUNICIPAL ABILITY TO ACCOMMODATE AFFORDABLE	
HOUSING OBLIGATION	11
<i>Anticipated Land Use Patterns</i>	11
<i>Anticipated Demand for Types of Uses Permitted by Zoning</i>	11
<i>Availability of Existing and Planned Infrastructure</i>	12
<i>Municipal Economic Development Policies</i>	12
<i>Constraints on Development</i>	13
<i>Existing or Planned Measures to Address Constraints on Development</i>	13
IDENTIFICATION OF POTENTIAL AFFORDABLE HOUSING SITES	13
<i>Ridge Avenue</i>	14
<i>Collaborative Support</i>	14
<i>Division Street</i>	14
<i>West Lake Avenue</i>	15
ANALYSIS OF PROPERTIES WHOSE DEVELOPERS HAVE SOUGHT	
CONSIDERATION FOR INCLUSION IN THE HOUSING ELEMENT	
AND FAIR SHARE PLAN	15
FAIR SHARE PLAN	16
<i>Components of the Fair Share Plan</i>	16
<i>Fulfillment of the Rehabilitation Obligation</i>	16
<i>Fulfillment of Adjusted Obligation from Prior Rounds 1987 to 1999</i>	17
<i>Fulfillment of the Growth Share Obligation</i>	17
<i>New Construction Projects</i>	18
<i>Existing Affordable Housing</i>	19
<i>Bonus Credits</i>	20
<i>Additional Measures</i>	22
<i>Low and Moderate Income Split</i>	22
<i>Very Low Income Requirement</i>	22
<i>Summary of Growth Share Obligation Compliance</i>	23

LIST OF FIGURES

Table 1: Population Trends, 1990-2005	3
Table 2: Demographic Indicators, 2000	4
Table 3: Population by Age, 2000	4
Table 4: Housing Characteristics, 2000	6
Table 5: Housing Affordability as a Percentage of 1999 Household Income	7
Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000	8
Table 7: Household Income, 1999	8
Table 8: COAH Household and Employment Projections	10
Table 9: Growth Share Obligation	10
Table 10: Growth Share Obligation Compliance Strategy	23

APPENDICES

Appendix One: Site Suitability Analysis – Division Street (Block 173, Various Lots)

Appendix Two: Site Suitability Analysis – West Lake Avenue Redevelopment

Appendix Three: Site Suitability Analysis – Ridge Avenue School Site Redevelopment

Appendix Four: Site Suitability Analysis – Collaborative Support of NJ, Hamilton Avenue

HOUSING ELEMENT

INTRODUCTION

The Township of Neptune has prepared this amendment to the Township's Master Plan Housing Element and Fair Share Plan in accordance with the requirements of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), the State Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.), and the substantive rules of the Council on Affordable Housing (N.J.A.C. 5:97-1.1 et al).

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Plan Element and Fair Share Plan are adopted by the Township Planning Board and endorsed by the Township Committee prior to the submission of a Township petition to the New Jersey Council on Affordable Housing (COAH) for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:95-3. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Township obligation to provide for a fair share of the regional need for affordable housing.

This amendment supersedes and replaces the Township's previously adopted 2005 Master Plan Housing Element and Fair Share Plan, which was adopted by the Township Planning Board on December 14, 2005, and was endorsed by the Township Committee Body on December 27, 2005. The 2005 plan was submitted to the New Jersey Council on Affordable Housing (COAH) as part of the Township's petition for substantive certification of its Third Round Fair Share Plan under COAH's previously approved third round rules (N.J.A.C. 5:94).

COAH adopted a revised set of substantive rules (N.J.A.C. 5:97-1 et seq.) that became effective in May 2008 and were further amended in October 2008. In addition, in July 2008 the Governor signed into law Assembly Bill A-500 (P.L.2008, c.46), which made further changes to COAH's regulations and requirements. Therefore, the Township is required to revise its previously adopted 2005

Housing Plan element and Fair Share Plan to conform to the new regulatory and statutory requirements. This plan represents the Township's response to COAH's new Third Round regulations.

BACKGROUND TO TOWNSHIP HOUSING ELEMENT

The Township of Neptune has prepared this amendment to the Township Housing Element and Fair Share Plan, in order to achieve the goal of providing affordable housing to meet the Township's total affordable housing need. The Township need is comprised of an estimated growth share based upon the growth that is projected to occur in Neptune from 2004 to 2018 (the third round fair share), and a rehabilitation share of existing housing in substandard condition based on COAH estimates.

Neptune Township 2005 Housing Element and Fair Share Plan

The Neptune Township Housing Element and Fair Share Plan were adopted by the Township Planning Board on December 14, 2005. The plan addressed the Township's affordable housing obligation for the period 2004 to 2014. The Township obligation was to address a need for 209 units of housing affordable to low and moderate income households. The obligation consisted of a 96-unit rehabilitation component for existing substandard housing units and a 209 new construction component.

Subsequently COAH adopted a revised set of substantive rules (N.J.A.C. 5:97-1 et seq.) that became effective in May 2008 and were further amended in October 2008. In addition, in July 2008, the Governor signed into law Assembly Bill A-500 (P.L.2008, c.46) that made further changes to COAH's regulations and requirements. Therefore, the Township is required to revise its previously adopted 2005 Housing Plan Element and Fair Share Plan to conform to the new regulatory and statutory requirements. This plan represents the Township's response to COAH's new Cycle III regulations.

ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Neptune with information obtained from the U.S. Census Bureau, the Monmouth County Planning Board, and the New Jersey Department of Labor and Workforce Development.

Neptune's Demographics

At the time of the 2000 U.S. Census, the Township of Neptune had a population of 27,690 residents (Table 1). This figure represents a 1.6 percent decrease over the 1990 US Census population figure of 28,148. This is significantly different from Monmouth County, which grew by 11.2 percent during the same period. As indicated by the Monmouth County Planning Board's population projections, the Township and the County will continue to grow, reaching respective populations of 33,215 and 694,189, by the year 2025. Based on these projections, the Township can expect to increase its population.

Table 1: Population Trends, 1990-2025

	1990	2000	2007	2025	% Change 1990-2000	% Change 2000-2007	% Change 2000-2025
Township of Neptune	28,148	27,690	28,394	33,215	-1.6%	2.5%	20.0%
Monmouth County	553,124	615,301	642,030	694,189	11.2%	4.3%	12.8%

Source: U.S. Census Bureau, State of New Jersey Department of Labor, Monmouth County Planning Board

Compiled by: T&M Associates

According to the 2000 U.S. Census, the Township's population is composed of 10,907 households, with an average household size of 2.46 members (Table 2). The average household size is smaller than the State of New Jersey's average of 2.68 persons per household and the Monmouth County's average of 3.24 persons per household. The Township's percentage of population over 65 years of age, 16.7 percent, is higher than the County and State. The median household income in Neptune is higher than the County and State median.

Table 2: Demographic Indicators, 2000

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Township of Neptune	10,907	2.46	39.4	16.7%	\$46,250
Monmouth County	224,236	2.70	37.7	12.5%	\$64,271
New Jersey	3,064,645	2.68	36.7	13.2%	\$55,146

Source: U.S. Census Bureau
Compiled by: T&M Associates

According to the 2000 U.S. Census, the Township's median age of 39.4 is higher than both the statewide median age of 36.7 years and the County's median age of 37.7 years (Table 2). As shown in Table 3, there were 1,657 pre-school aged residents in 2000, or 6.0 percent of the Township's population. According to the 2000 Census, school age children accounted for 5,308 residents, or 19.2 percent of the total population. Working age persons accounted for 58.1 percent of the Township's population, with 16,086 individuals. Seniors aged 65 years and older accounted for 16.7 percent of Neptune's population.

Table 3: Population by Age, 2000

	Number	% of Total
Pre-School Age		
Under 5 Years	1,657	6.0%
School Age		
5 to 9 Years	1,829	6.6%
10 to 14 Years	1,852	6.7%
15 to 19 Years	1,627	5.9%
Working Age		
20 to 24 Years	1,282	4.6%
25 to 34 Years	3,482	12.6%
35 to 44 Years	4,740	17.1%
45 to 54 Years	3,870	14.0%
55 to 59 Years	1,473	5.3%
60 to 64 Years	1,239	4.5%
Senior Age		
65 Years and Older	4,639	16.7%

Source: US Census Bureau
Compiled by: T&M Associates

Neptune's Housing Stock

According to the 2000 U.S. Census, Neptune had a total of 12,217 housing units (Table 4). This was an increase of 431 units since the 1990 U.S. Census. Of this total, 10,907 units (89.3 percent) were listed as occupied in 2000; owners occupied 65.5 percent of these units and renters occupied 34.5 percent. Monmouth County reports that 25.4 percent of all occupied housing units were occupied by renters. Neptune's renter rate is greater than the County's.

Of the total 10,907 households, the average household size was 2.46 persons and the average family size was 3.14 persons. These figures are lower than the County and State figures. Of the total number of households, family households accounted for 6,802 (62.4 percent) and non-family households¹ for 4,105 (37.6 percent). Householders 65 years of age or older were present in 1,284 (11.8 percent) of households.

A total of 77.3 percent of the Township's housing stock was constructed before 1960. The median year of construction, 1981, is newer than the County's median of 1967 and the State median year of 1962. The Township's housing stock increased by approximately 5.1 percent from 1990 to 2000.

The Township's housing stock is in fair condition. This is evidenced by the fact that the Township's rehabilitation share, as calculated by COAH, is 173 units, which represents 1.4 percent of the total number of housing units. At the time of the 2000 U.S. Census, eighty two (82) units lacked complete plumbing facilities and sixty seven (67) units lacked complete kitchen facilities. A total of 371 occupied units reported overcrowded conditions (1.01 persons or more per room). Though these units represent a small part of the overall housing stock, measures should be taken to eliminate these conditions.

The 2000 median value of the owner occupied housing units in Neptune was \$138,100. This is less than both the County and State median values of \$203,100 and \$170,800, respectively. Neptune's

¹ A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related.

median gross rent of \$658 is also lower than the County and State median gross rents of \$759 and \$751, respectively.

Table 4: Housing Characteristics, 2000

	Number	% of Total
I. Housing Units		
Number of units	12,217	100.0%
Occupied Housing Units	10,907	89.3%
Vacant Housing Units	1,310	10.7%
Number of Units (1990)	11,786	100.0%
II. Occupancy/Household Characteristics		
Number of Households	10,907	100.0%
Persons Per Household	2.46	N/A
Family Households	6,802	62.4%
Non-Family Households	4,105	37.6%
Householders 65 and over	1,284	11.8%
III. Year Structure Built		
1999 to March 2000	42	0.3%
1995 to 1998	260	2.1%
1990 to 1994	328	2.7%
1980 to 1989	1,030	8.4%
1970 to 1979	1,121	9.2%
1960 to 1969	2,708	22.2%
1940 to 1959	3,320	27.2%
1939 or earlier	3,408	27.9%
IV. Condition of Units		
Lacking complete plumbing facilities	82	0.8%
Lacking complete kitchen facilities	67	0.6%
V. Home Value (Owner Occupied Units)		
\$300,000 and up	166	2.5%
\$200,000 - \$299,999	530	8.0%
\$150,000 - \$199,000	1,753	26.6%
\$100,000 - \$149,000	3,155	47.8%
\$50,000 - \$99,999	948	14.4%
\$0 - \$49,999	45	0.7%
Median Value	\$138,100	N/A
VI. Rental Value (Renter Occupied Units)		
\$1,000 and up	371	9.9%
\$750 - \$999	914	24.4%
\$500 - \$749	1,435	38.3%
\$200 - \$499	685	18.3%
Less than \$200	217	5.8%
No cash rent	125	3.3%
Median Rent	\$658	N/A

Source: U.S. Census Bureau
Compiled by: T&M Associates

Housing units that have a monthly cost of less than 30 percent of gross household income are considered affordable. In Neptune, 4,455 specified² owner-occupied (67.5 percent of all owner-occupied units) and 1,791 renter-occupied units (47.8 percent of all rental units) are considered affordable (Table 5).

Table 5: Housing Affordability as a Percentage of 1999 Household Income

	Number	% of Total
Selected Monthly Owner Costs		
< 15%	1,467	22.2%
15% to 19%	1,156	17.5%
20% to 24%	1,142	17.3%
25% to 29%	690	10.5%
30% or more	2,043	31.0%
Not Computed	99	1.5%
Gross Rent		
< 15%	454	12.1%
15% to 19%	424	11.3%
20% to 24%	442	11.8%
25% to 29%	471	12.6%
30% or more	1,699	45.3%
Not Computed	257	6.9%

Source: U.S. Census Bureau
Compiled by: T&M Associates

Neptune's Employment Characteristics

At the time of the 2000 U.S. Census, 13,943 of Neptune's residents (63.3 percent) aged 16 years and over were employed in the civilian labor force (Table 6). Thirty-six percent of the employed of the civilian labor force were involved in management, professional, and related occupations, while approximately 28.4 percent of those employed in the civilian labor force were employed in sales and office-related occupations. Service occupations employed 16.1 percent of Neptune residents that were employed in the civilian labor force. Construction, extraction, and maintenance-related occupations employed 7.5 percent of the Township's residents, whereas production, transportation, and material-moving occupations employed 11.0 percent of the

² Specified owner-occupied units do not include residences where a business activity (i.e., professional offices as an accessory use) takes place.

Township's residents that were employed in the civilian labor force. Only 0.1 percent of the civilian labor force in Neptune was employed in farming, fishing, and forestry-related occupations.

Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000

	Number	% of Total
Management, Professional, and Related	4,769	36.8%
Service	2,086	16.1%
Sales and Office	3,678	28.4%
Farming, Fishing, and Forestry	14	0.1%
Construction, Extraction, and Maintenance	976	7.5%
Production, Transportation, and Material Moving	1,425	11.0%

Source: U.S. Census Bureau
Compiled by: T&M Associates

In 1999, the median household income in Neptune was \$46,250, up \$8,339 over the 1989 household income of \$37,911 (Table 7). However, after adjusting for inflation, this represents a decrease in household income of 9.2 percent. In 2000, per capita income was \$22,569, which places the Township at 409 out of 566 municipalities (New Jersey Department of Labor and Workforce Development).

Table 7: Household Income, 1999

	Number	% of Total
Less than \$10,000	947	8.7%
\$10,000 to \$14,999	747	6.8%
\$15,000 to \$24,999	1,204	11.0%
\$25,000 to \$34,999	1,318	12.1%
\$35,000 to \$49,999	1,526	14.0%
\$50,000 to \$74,999	2,371	21.7%
\$75,000 to \$99,999	1,265	11.6%
\$100,000 to \$149,999	1,138	10.4%
\$150,000 to \$199,999	253	2.3%
\$200,000 or More	139	1.3%
Median Household Income (Dollars)	\$46,250	N/A

Source: U.S. Census Bureau
Compiled by: T&M Associates

With regard to the number of jobs that are located within the Township, the New Jersey Department of Labor and Workforce Development indicates that there was an average of 12,281

jobs located within the municipality in 2006, which is the latest available data. This is up 279 jobs (3.7 percent) over the 2004 average of 11,841 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

MUNICIPAL AFFORDABLE HOUSING OBLIGATION

COAH's substantive rules indicate that a municipality's affordable housing obligation consists of three components. These include: the rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households; the prior round obligation for the period from 1987 to 1999; and, the municipal "growth share" need for the period from 2004 through 2018. The growth share links the actual production of affordable housing to municipal development and growth.

Rehabilitation Obligation

Appendix B of N.J.A.C. 5:97 indicates that Neptune's rehabilitation obligation is one hundred seventy-three (173) units. The Township's rehabilitation obligation will be addressed in its Fair Share Plan.

Pursuant to N.J.A.C. 5:97-6.2(g), a municipality receiving State aid pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et seq.; Urban Aid) may seek a waiver from addressing its entire rehabilitation component in one 10-year period of substantive certification. A municipality seeking such a waiver shall demonstrate that it cannot rehabilitate the entire rehabilitation component in 10 years and/or that an extraordinary hardship exists, related to addressing the entire rehabilitation component in 10 years. Although not seeking it at the present time, the Township reserves its right to seek such a waiver.

Total Remaining Obligation 1987-1999

Appendix C of N.J.A.C. 5:97 indicates that the Township's total remaining prior-round obligation of 0 (zero) units is due to the Township's status as an urban aid municipality. Accordingly, the Township's plan does not need to address the prior-round in its Fair Share Plan.

Growth Share 2004-2018

COAH calculates a municipality's growth share based upon the household and employment projections of Appendix F of NJAC 5:97. This is a measure of both actual growth that has occurred in the Township since 2004 and estimated growth that is anticipated to occur between 2008 and 2018. COAH's projections for housing and employment growth in the Township and corresponding affordable housing obligations are set forth in Table 8.

Table 8: COAH Household and Employment Projections

	COAH Projection
Household Growth Projection	521
Employment Growth Projection	3,276

Source: Appendix F of NJAC 5:97

COAH's substantive rules specify that municipalities shall have an obligation of one affordable housing unit for every four market rate residential units constructed from January 1, 2004 through December 31, 2018. Additionally, COAH specifies that one affordable housing unit shall be provided for every sixteen jobs created in the same period. Thus, the residential growth share obligation is calculated by applying the relationship of one affordable housing unit among every five housing units to the housing growth projection of 521 units. Similarly, the non-residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every 16 new jobs created to the employment growth projection of 3,276 new jobs. The resulting growth share obligation is shown in Table 9.

Table 9: Growth Share Obligation

	COAH Net Growth Projection	→	Growth Share Obligation
Household Growth Share Obligation	521	÷ 5 =	104.20
Employment Growth Share Obligation	3,276	÷ 16 =	204.75
Total Growth Share Obligation:			308.95 → 309 units

The Township's net growth share obligation of 309 units will be addressed in its Fair Share Plan.

MUNICIPAL ABILITY TO ACCOMMODATE AFFORDABLE HOUSING OBLIGATION

The affordable housing obligation that COAH has assigned to Neptune Township is 309 units. This represents a combined obligation of 104 affordable units resulting from COAH's projected residential growth, and 205 affordable units resulting from COAH's projected non-residential growth. The Township anticipates that it can accommodate this obligation through the responsible development of vacant lands, as well as the revitalization of certain areas of the Township.

Anticipated Land Use Patterns

According to a recent digital geographic analysis, the Township of Neptune has approximately 381 acres of privately- and municipally-owned vacant lands. Slightly more than 173 acres of these lands are environmentally constrained by wetlands, floodplains, and stream corridors, which results in a net buildable acreage of approximately 208 acres. Of these lands, about 82 acres are zoned for residential uses, and nearly 126 acres are zoned for non-residential uses. All of the vacant developable land is located within Planning Area 1 (Metropolitan Planning Area) of the New Jersey State Development and Redevelopment Plan (State Plan). The anticipated land use pattern of these lands is projected to be the adopted land use and zone plans of the Township, both of which have been found to be compatible with the State Plan.

Anticipated Demand for Types of Uses Permitted by Zoning based on Present and Anticipated Future Demographic Characteristics

As reported above, it is projected that the Township's population will grow by approximately twenty percent during the period from 2000 through 2025. Similarly, the County's population is expected to grow by nearly thirteen percent during the same period. Given the projected increases in the Township and County populations, it is anticipated that there will be a heightened demand for new residential uses. It is also anticipated that the projected population increase will generate an increased demand for general commercial space, including, but not limited to, space for office and retail uses.

Availability of Existing and Planned Infrastructure

The Township has an existing developed infrastructure of roads and services within Planning Area 1 of the State Plan. With few exceptions, the vacant developable lands within the Township are located on, or within close proximity to, existing roadways.

With regard to the availability of water and sewer service, it is noted that approximately 183 of the 208 vacant developable acres in the Township are located within a State-mapped sewer service area. Although some improvements and upgrades may be required, the water and sewer system in these areas is believed to have adequate capacity to handle anticipated growth.

The remaining 25 vacant developable acres, while technically located outside of the State-mapped sewer service area, are often located in predominantly-developed areas that are served by public sanitary sewer. It is believed that sewer coverage in these areas pre-dates current State-level policy for sewer service area delineation. The Township of Neptune is seeking to reconcile the State's sewer service area mapping with actual conditions at some point in the future.

Municipal Economic Development Policies

The Township of Neptune has consistently worked to strengthen and advance both its economic climate, as well as the high-quality of life of its residents. This is reflected in the Economic Element of the Township's Master Plan. This element sets an agenda for economic development within the Township, which includes the improvement of existing sites, businesses and neighborhoods, as well as the development of new businesses along the Route 66 and Route 33 corridors.

The policies of the Economic Element have translated to real-world progress throughout the Township. This is clearly evident in Neptune's forward-thinking and proactive land use planning initiatives, many of which have generated economic growth through, among other examples, the development of large-scale shopping centers and the revitalization of several areas

of the Township.

Further support of economic development within the Township is provided by the Neptune Township Economic Development Corporation, which has several programs aimed at strengthening the community. Key among these is its façade improvement program, which seeks to make local business more appealing by providing financial assistance to local business for cosmetic building improvements.

Constraints on Development

Constraints on development include wetlands, floodplains and state-regulated stream buffers, as well as threatened and endangered species habitat and steep slope constraints. Other constraints, including, but not limited to those resulting from the presence of historic sites, may be an issue in certain areas of the Township.

In addition to the above, the fact that the State-mapped sewer service area does not include all areas that have traditionally been provided with sewer and water service is another potential constraint on development.

Existing or Planned Measures to Address Constraints on Development

As previously noted, the Township of Neptune may, at some point, seek to reconcile the State's sewer service area mapping with actual conditions. This would eliminate any potential constraints on development that may arise from the fact that the State-mapped sewer service area does not include all areas that have traditionally been provided with sewer and water service.

IDENTIFICATION OF POTENTIAL AFFORDABLE HOUSING SITES

The Neptune Township plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to rehabilitation for low and moderate income housing including consideration of developers which have expressed a commitment to provide low and moderate income housing.

Ridge Avenue

The Township proposes construction on the former Ridge Avenue School site (Block 197 Lot 1; and Block 198 Lots 10, 11, 13 and a portion of lot 767). The development has received preliminary and final site plan approvals and will commence construction shortly. The project is being developed under the auspices of a redevelopment agreement with Cityworks and TRF. A total of 58 units will be constructed and 30 units will be affordable.

This tract is devoid of wetlands and/or floodplain areas. It is within a sewer service area and has access to public sanitary sewer and water lines. The property has no environmental constraints and received all necessary Planning Board approvals. The properties adjoining the site are single and multifamily residential land uses and are compatible with affordable housing.

Collaborative Support

A second proposed affordable housing site is located on Hamilton Avenue (Block 273 Lot 52). The Collaborative Support of NJ proposes to construct a group home (one detached single family dwelling) consisting of four bedrooms units. The proposed building lot for the dwelling is slightly less than 6,000 square feet and vacant. The surrounding area consists of single family dwellings. Utilities are available to serve the structure and there are no known environmental obstacles to the proposed construction.

Division Street

The subject tract is located at the intersection of Route 33, and Division Street near the Midtown area. The property is an aggregation of lots owned by the Township of Neptune and NJ Department of Transportation. The lots were used as staging area for the Route 33 widening project. NJDOT will be transferring the property to Neptune. The area of the tract is approximately 1.8 acres. Neptune proposes to construct 9 single family detached units at this site.

The property is located near a school and many community facilities. The tract is located within a sewer service area and has access to public water and sewer facilities. The proposed affordable

housing is compatible with the surrounding uses. The lots have no freshwater wetland or floodplain constraints.

West Lake Avenue

The Neptune Planning Board adopted the West Lake Avenue Redevelopment Plan on April 25, 2005. The Township Committee awarded a Redevelopment Agreement to City Works, a noted Trenton-based non-profit development corporation. City Works has obtained preliminary and final Planning Board approvals for the first stage of the redevelopment project. Construction is currently underway on the major anchor office building. The development will consist of the following elements:

- Construction of approximately 55,349 sq. ft. of office space;
- Construction of approximately 54,221 sq. ft. of retail space;
- Construction of approximately 135 dwellings;
- Construction of a parking area adjacent to the office space; and
- Construction of associated parking areas, storm-water management facilities, and other improvements, including a public park.

Neptune Township will modify the existing redevelopment agreement to require a minimum of 27 affordable housing units.

Since the proposed construction is redevelopment within an urbanized area, the site does not have any freshwater or floodplain constraints. Public water and sewer is available to serve the proposed mixed use project.

ANALYSIS OF PROPERTIES WHOSE DEVELOPERS HAVE SOUGHT CONSIDERATION FOR INCLUSION IN THE HOUSING ELEMENT AND FAIR SHARE PLAN

No developers have sought consideration for inclusion in the Housing Element and Fair Share

Plan at this time.

FAIR SHARE PLAN

Components of the Fair Share

Pursuant to COAH's third round regulations, a municipality's fair share responsibility is based upon three components: (1) rehabilitation obligation; (2) total remaining obligation from prior round; and, (3) growth share obligation.

COAH's methodology defines the rehabilitation share of a municipality's affordable housing obligation as the number of substandard or deteriorated units that are occupied by low or moderate households based on 2000 U.S. Census data. As previously noted, COAH has assigned Neptune a rehabilitation obligation of 173 units.

The total remaining prior-round obligation assigned to the Township by COAH's regulations is 0 (zero) units.

The Township's growth share component accounts for new residential and nonresidential growth projected to be constructed in Neptune from January 1, 2004 through December 31, 2018. As described in the Growth Share Projection section of the Housing Element, COAH projects a growth share of 309 affordable housing units for the Township of Neptune.

Fulfillment of the Rehabilitation Obligation

The Township's rehabilitation share is one hundred seventy-three (173) units. This obligation will be fulfilled through the continuation of the Township's current rehabilitation program. This program will be administered in conformance with the requirements of the Uniform Housing Affordability Controls found in N.J.A.C. 5:80-26.1 et seq., and funded through the use of development fees and Township funds. The Township intends to rehabilitate the entire one hundred seventy-three (173) unit obligation through this program.

Neptune Township seeks credit for 23 housing units rehabilitated by Neptune Township and the Monmouth County Planning Board between 2004 to date. A list of the rehabilitated units will be provided to COAH during the compliance review period.

Pursuant to N.J.A.C. 5:97-6.2(g), a municipality receiving State aid pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et seq.; Urban Aid) may seek a waiver from addressing its entire rehabilitation component in one 10-year period of substantive certification. A municipality seeking such a waiver shall demonstrate that it cannot rehabilitate the entire rehabilitation component in 10 years and/or that an extraordinary hardship exists, related to addressing the entire rehabilitation component in 10 years. Although not seeking it at the present time, the Township reserves its right to seek such a waiver.

Fulfillment of Adjusted Obligation from Prior Rounds 1987 to 1999

As noted above, the Township's prior round obligation is 0 (zero) units due to its urban aid municipality status. Consequently, a compliance strategy for this component is not required.

Fulfillment of the Growth Share Obligation

As previously noted, COAH has projected Neptune's growth share obligation to be 309 affordable units. Pursuant to applicable COAH regulations, the following additional requirements or limitations apply to the Township's growth share obligation:

- **Minimum Rental Obligation:** At least 25 percent, or 78 units, must be rental units in accordance with N.J.A.C. 5:97-3.4, of which at least 39 units must be non-age restricted rental units;
- **Low and Moderate Income Split:** At least 50 percent, or 155 units, must be designated for low income households in accordance with N.J.A.C. 5:97-3.3;
- **Minimum Very Low Income Units:** A total of 13 percent of the growth share obligation less applicable bonus credits must be designated for very-low income households. In this case of Neptune, this equates to a total of 36 units. Such units shall also be applicable to the Township's low income requirement in accordance with N.J.A.C. 5:97-3.3;
- **Maximum Bonus Credits:** No more than 25 percent, or 77 units, of the Township's

obligation may be satisfied by eligible bonus credits; and

- **Maximum Age-restricted Units:** No more than 25 percent, or 77 units, may be age-restricted units.

The Township's strategy to meet the projected obligation will be satisfied by new construction projects, existing affordable housing, and the application of bonus credits.

New Construction Projects

The Township proposes a total of four (4) new construction projects as part of its growth share compliance strategy. The units created by this project will adhere to all applicable accessibility standards of N.J.A.C. 5:97-3.14, and include the following:

Division Street: As a result of the completion of the Route 33 widening project, the Township will acquire a parcel of land (Block 173, various lots) located on Division Street from the New Jersey Department of Transportation (NJDOT). Combined with municipally-owned property, the Township anticipates being able to build nine (9) affordable sale units on the subject tract; these units will not be age-restricted. The Township will submit all documentation required by N.J.A.C. 5:97-6.7(d) to COAH as further details become available.

West Lake Avenue Redevelopment: The Township plans to apply affordability controls to 27 affordable, sale units within the West Lake Avenue Redevelopment Area (mapped in Appendix One). These units will not be age-restricted. The Township will submit all documentation required by N.J.A.C. 5:97-6.7(d) to COAH as further details become available.

Redevelopment of Ridge Avenue School Site: As the result of the redevelopment of the Ridge Avenue School site (Block 197, Lot 1; Block 198, Lots 10, 11, 13 and part of 767), construction of a total of 30 affordable, sale units are proposed. The subject property is a redevelopment zone and will be used to create non-age-restricted affordable sale units. A site suitability analysis for the subject property has been prepared, and is included in this document as Appendix One. The Township will submit all remaining documentation required by N.J.A.C. 5:97-6.7(d) to COAH

as further details become available.

Collaborative Support Programs of New Jersey: Pursuant to N.J.A.C. 5:97-4.3(c), the Township seeks credit for a total of four (4) supportive and special needs housing units, which will be constructed by Collaborative Support Programs of New Jersey on Block 273, Lot 52. These units will be offered as rental units for occupancy by individuals with special needs. The Township will submit all documentation required by N.J.A.C. 5:97-6.7(d) to COAH as further details become available.

Existing Affordable Housing

M&O Housing: In 1991, M&O Housing developed 12 units of supportive and special needs housing. The Township claims credit for these units under the purview of N.J.A.C. 5:97-4.3(c)1. It is noted that these units have been continuously occupied as supportive and special needs housing since 1991, which serves as *de facto* proof of the satisfaction of N.J.A.C. 5:97-4.3(c)1.ii.

Winding Ridge Apartments: Winding Ridge Apartments, located on Block 3052, various lots, contains a total of 99 affordable rental units that are not age-restricted. These units were certified in 1994 and have affordability controls extending through 2011. It is noted that Neptune's status as an urban aid municipality requires that units for which the Township is seeking credit have had affordability controls in place for a period of not less than 10 years, which is the case with Winding Ridge Apartments. Therefore, the criteria of N.J.A.C. 5:97-4.3(a) are satisfied.

Mid-Town Senior Apartments: Mid-Town Senior Apartments, West Lake Avenue, located on Block 189, Lot 10 (Monroe Avenue), is a 100-percent affordable development that contains a total of 40 age-restricted rental units. These units were developed with tax-credit financing and certified in 2006. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.7.

Carver Inn: The Affordable Housing Alliance (formerly Monmouth Housing Alliance)

developed and operates the 100-percent affordable development known as Carver Inn on Block 17.9, Lot 7. The development contains a total of 14 age-restricted rental units that were issued certificates of occupancy in 2008. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.7.

JP Housing: (West Lake Senior) JP Housing has used tax-credit financing to develop a total of 42 age-restricted rental units on Block 194, Lots 1 and 3, of which 23 units are requested for credits. The units are located within a 100-percent affordable development, and were issued certificates of occupancy in 2008. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.7.

Summerfield Estates: Summerfield Estates contains a total of 17 non-age-restricted sale units, 10 of which are affordable. The development is located on Summerfield Avenue and is located on Block 189.01, various lots (Summerfield Avenue). The affordable units were issued certificates of occupancy in 2005, and financed with assistance from the New Jersey Housing and Mortgage Finance Agency. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.15.

Coastal Habitat: Coastal Habitat has constructed a total of three (3) affordable, non-age-restricted sale units at various locations. These units were issued certificates of occupancy in 2005, and the property used to construct them was donated by the Township of Neptune. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.7.

Interfaith Neighbors: Interfaith Neighbors has constructed a total of five (5) affordable, non-age-restricted sale units (various lots and blocks). These units were issued certificates of occupancy in 2005 and 2006, and the property used to construct them was donated by the Township of Neptune. The Township applies these units to its growth share obligation under the purview of N.J.A.C. 5:97-6.7.

Bonus Credits

The Township seeks credit for a total of 77 bonus credits. This is the maximum permissible number of bonus credits that is permissible under N.J.A.C. 5:97-3.20(b). However, the Township notes that it may be eligible for up to 29 additional bonus credits. Consequently, the Township reserves its right to amend its Housing Plan Element and Fair Share Plan in order to request these additional bonus credits at any time in the future.

Compliance Bonus Credits: Pursuant to N.J.A.C. 5:97-3.17, the Township seeks a total of 59 compliance bonus credits for affordable units that were included in the Township's 2005 Housing Plan Element and Fair Share Plan. All such units were included in developments that received preliminary or final approval, or were the subject of an executed developer's agreement between December 20, 2004 and June 2, 2008. Specifically, the Township is seeking compliance bonus credits for: Mid-Town Senior Apartments, which was completed in 2006 (40 credits); Carver Inn, which was completed in 2008 (14 credits); and, JP Housing, which was completed in 2005 (5 credits³).

Rental Bonus Credits: The Township's rental obligation is 78 units, of which at least 39 units must be non-age-restricted rental units open to the general public. The Township notes that it has claimed credit for 180 rental units, including: 99 non-age-restricted units in Winding Ridge Apartments; 40 age-restricted units in Mid-Town Senior Apartments; 14 age-restricted units in Carver Inn; 23 age-restricted units in JP Housing; and, four (4) rental units for individuals with supportive and special needs at the Collaborative Support Programs of New Jersey site. This exceeds the Township's rental obligation of 78 units, and meets the minimum requirement that 39 units be non-age-restricted rental units open to the general public, as is the case with the Winding Ridge Apartments site.

³ JP Housing is actually eligible for 23 bonus credits. However, the Township may not claim credit for all units in this development due to the maximum number of bonus credits permitted by N.J.A.C. 5:97-5:97-3.20(b).

In consideration of the above, the Township claims a total of one (1) rental bonus credit under the purview of N.J.A.C. 5:97-3.6(a)2. This bonus credit is generated by the four (4) units that are proposed at the Collaborative Support Programs of New Jersey site, all of which are in excess of the Township's rental obligation.

Redevelopment Bonus Credits: The Township seeks redevelopment bonus credits under the purview of N.J.A.C. 5:97-3.19. In total, the Township seeks 17 redevelopment bonus credits, including: nine (9) credits generated by the proposed redevelopment of the Ridge Avenue School site, and eight (8) credits generated by the proposed West Lake Avenue redevelopment. The Township notes that both areas are designated redevelopment areas pursuant to the Local Redevelopment and Housing Law.

Additional Measures

The Township is currently exploring the possibility of imposing a development fee on new residential construction projects to allow the Township to finance new affordable housing units through non-profit developers. At this time, however, the number of units that could be created through such measures has not been determined. Consequently, no credits for units that could be created through such measures are applied to the growth share compliance strategy. However, the Township reserves its right to do so at any point in the future.

Low and Moderate Income Split

The Township will ensure that at least 50 percent, or 155 units, are designated for low income households in accordance with N.J.A.C. 5:97-3.3.

Very Low Income Requirement

In accordance with COAH's policies and PL 2008, c46, the Township will provide a minimum of 36 units that are affordable to very-low income households. Such units shall also be applicable to the Township's low income requirement in accordance with N.J.A.C. 5:97-3.3.

It is acknowledged that COAH has not yet promulgated regulations on the very-low income requirement. Consequently, the Township reserves its right to provide less than 36 units that are affordable to very-low income households if permissible by future regulations.

Summary of Growth Share Obligation Compliance

The Township of Neptune has presented a viable growth share obligation compliance strategy that generates a total of 353 credits. This yields a surplus of 44 credits over the Township's growth share obligation of 309 affordable units, and complies with COAH's restrictions on minimum number of rental units, maximum number of bonus credits, and maximum number of age restricted units. Table 10 provides a summary of the Township's growth share compliance strategy.

Table 10: Growth Share Obligation Compliance Strategy

	Total Units
<i>Credits for Age-Restricted Rental Units</i>	
Carver Inn	14
Mid-Town Senior Apartments	40
JP Housing	23
<i>Subtotal:</i>	77
<i>Credits for Non-Age-Restricted Rental Units</i>	
Winding Ridge Apartments	99
<i>Subtotal:</i>	99
<i>Credits for Non-Age-Restricted Sale Units</i>	
Summerfield Estates	10
Coastal Habitat	3
Interfaith Neighbors	5
Ridge Avenue School Site (Proposed)	30
Division Street (Proposed)	9
West Lake Avenue (Proposed)	27
<i>Subtotal:</i>	84
<i>Credits for Supportive and Special Needs Housing Units</i>	
M&O Housing	12
Collaborative Support of NJ (Proposed)	4
<i>Subtotal:</i>	16
<i>Bonus Credits</i>	
Redevelopment Bonus Credits	17
Rental Bonus Credits	1

Compliance Bonus Credits	59
<i>Subtotal:</i>	<i>77</i>
Total Credits	353
Total Credits Needed (Growth Share Obligation)	309
<i>Surplus Credits:</i>	<i>44</i>

The Township of Neptune has presented a viable growth share obligation compliance strategy that generates a total of 353 credits. This yields a surplus of 44 credits over the Township's growth share obligation.

APPENDIX ONE

Site Suitability Analysis Report

**Proposed Affordable Housing on
Lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33,
34, 35, 36, 37, 38, 39, and 39.01 of Block 173**

Prepared for:

**Township of Neptune
Monmouth County, New Jersey**

Prepared: October 7, 2009 by:



11 Tindall Road
Middletown, NJ 07748



**Martin P. Truscott, P.P., A.I.C.P.
New Jersey Professional Planner
License #02443**

INTRODUCTION

The Township of Neptune is considering lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 39.01 of Block 173 for the potential development of affordable housing units. The New Jersey Council on Affordable Housing (COAH) requires that sites zoned to produce affordable housing conform to the criteria of N.J.A.C. 5:97-3.13 (Site suitability criteria and consistency with the State Development and Redevelopment Plan). These regulations require an examination of a site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazards, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

At the request of the Township, T&M Associates has reviewed the aforementioned properties for conformance to COAH's site suitability criteria. Based on its preliminary review, T&M has concluded that they would not satisfy COAH's criteria.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 39.01 of Block 173.

1. Location on the State Plan Policy Map: The properties are located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). In accordance with N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its growth share obligation. Therefore, development on lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 39.01 of Block 173 shall be considered to be the preferred location for the municipality to address its growth share.

2. Special Planning Areas: None of the properties are located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

3. **Wetlands:** There are no mapped wetlands located onsite.
4. **Flood Hazards:** No portions of any of the aforementioned properties are located within the area of a mapped 100 Year Floodplain.
5. **Category 1 Waterways:** NJDEP mapping indicates that there are no mapped waterways located onsite.
6. **Steep Slopes:** Based on an analysis of soil characteristics, no steep slopes are found onsite.
7. **Sites or Districts Listed on the New Jersey or National Registers of Historic Places:** Neither the proposed properties or immediate vicinity contains sites or districts that are listed on the New Jersey or National Registers of Historic Places.
8. **Availability of Infrastructure:** The proposed properties collectively have frontage on State Highway 33, Division Street, and Ridge Avenue, all of which are public and improved roadways. In addition, the properties are located within the public water and sewer service areas, and have access to public water and sewer services.
9. **Presence of Known Contaminated Sites:** Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect the suitability of the designated properties. It is noted that the GIS-based 2005 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 39.01 of Block 173 or the immediate vicinity.

ZONING

The site is located within the C-6 (Route 33 East Commercial) zone district. Residences are not a permitted use in the C-6 district. Therefore, the proposed site's Zoning would need to be amended.

SUMMARY AND CONCLUSION

Lots 24.01, 26, 27, 27.01, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 39.01 of Block 173 are located within Planning Area 1 and contain no mapped wetlands, flood hazard areas, stream corridors, or steep

slope areas. In addition, no sites or districts that are listed on the State or National Registers of Historic Places are located on any of the properties. Further, the properties are located within the public water and sewer service area, have access to both public water and sewer services, and have frontage on public roadways.

Despite the positive criteria listed above, it is noted that the properties are not zoned in such a way that is compatible with the intended use as a proposed affordable housing site. Therefore, necessary zoning and prerequisite land use plan amendments would need to be made to permit the construction of affordable housing units.

Based on the above, the properties would not satisfy the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing. However, if the above-described zoning and land use plan amendments were made they would satisfy the site suitability planning criteria of N.J.A.C. 5:97-3.13.

APPENDIX A:
N.J.A.C. 5:97-3.13 (Site Suitability Criteria and
Consistency with the State Development and
Redevelopment Plan)

5:97-3.13 (SITE SUITABILITY CRITERIA AND CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN)

- (a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- (b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning









Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.

4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard 27 constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
 5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- (c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

APPENDIX B:

Constraints Mapping



Total Area: 2.14 Acres	
Total Encumbered Area: 0.0 Acres	
Wetland Area: 0.0 Acres	
Floodplain Area: 0.0 Acres	
Stream Corridor Area (Non-C1): 0.0 Acres	
Stream Corridor Area (C1): 0.0 Acres	
State Planning Area: Metropolitan (PA 1)	
Zone District: C-6	
Sewer Service Area: Yes	
Special Planning Areas: None	
Point of Known Contamination (KCSL): No	
Historic Site: No	
	Wetland Area
	Flood Hazard Area
	Stream
	Slopes in Excess of 15 Percent
	Historic Site
	Known Contaminated Site (KCSL 2005)
	Proposed Affordable Housing Site
	Tax Parcel
	Zone District Boundary

T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
FAX: 732-671-7365
ASSOCIATES
0 50 100 200 Feet
Prepared by: RED, October 6, 2009
Source: NJDEP, FEMA, Monmouth County GIS
File Path: H:\NEPT\00051\GIS\Projects\Site Suitability (Division Street).mxd

Affordable Housing Suitability
Division Street Proposed Affordable Housing Site
Township of Neptune
Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

APPENDIX TWO

Site Suitability Analysis Report

**Proposed Affordable Housing on
Lots 589-611 & 564-568 of Block 225.01 and
Lots 4-6 of Block 179 and
Lots 4-6 of Block 178 and
Lots 1-3 & 167-172 of Block 195 and
Lots 56-61, 482, 484 & 487 of Block 217 and
All Lots of Block 218.02**

Prepared for:

**Township of Neptune
Monmouth County, New Jersey**

Prepared: October 7, 2009 by:



11 Tindall Road
Middletown, NJ 07748

**Martin P. Truscott, P.P., A.I.C.P.
New Jersey Professional Planner
License #02443**

INTRODUCTION

The Township of Neptune is considering lots 589-611 & 564-568 of Block 225.01; lots 4-6 of Block 179; lots 4-6 of Block 178; lots 1-3 & 167-172 of Block 195; lots 56-61, 482, 484 & 487 of Block 217; and, all lots of Block 218.02 for the potential development of affordable housing units. The New Jersey Council on Affordable Housing (COAH) requires that sites zoned to produce affordable housing conform to the criteria of N.J.A.C. 5:97-3.13 (Site suitability criteria and consistency with the State Development and Redevelopment Plan). These regulations require an examination of a site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazards, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

At the request of the Township, T&M Associates has reviewed the aforementioned properties for conformance to COAH's site suitability criteria. Based on its preliminary review, T&M has concluded that they would satisfy COAH's criteria.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to lots 589-611 & 564-568 of Block 225.01; lots 4-6 of Block 179; lots 4-6 of Block 178; lots 1-3 & 167-172 of Block 195; lots 56-61, 482, 484 & 487 of Block 217; and, all lots of Block 218.02.

1. Location on the State Plan Policy Map: The properties are located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). In accordance with N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its growth share obligation. Therefore, development on lots 589-611 & 564-568 of Block 225.01; lots 4-6 of Block 179; lots 4-6 of Block 178; lots 1-3 & 167-172 of Block 195; lots 56-61, 482, 484 & 487 of Block 217; and, all lots of Block 218.02 shall be considered to be the preferred location for the municipality to address its growth share.

2. Special Planning Areas: None of the properties are located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of

the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

3. Wetlands: There are no mapped wetlands located onsite.

4. Flood Hazards: No portions of any of the aforementioned properties are located within the area of a mapped 100 Year Floodplain.

5. Category 1 Waterways: NJDEP mapping indicates that there are no mapped waterways located onsite.

6. Steep Slopes: Based on an analysis of soil characteristics, no steep slopes are found onsite.

7. Sites or Districts Listed on the New Jersey or National Registers of Historic Places: Neither the proposed properties or immediate vicinity contains sites or districts that are listed on the New Jersey or National Registers of Historic Places.

8. Availability of Infrastructure: The proposed properties collectively have frontage on State Highway 35, Drummond Avenue, Fisher Avenue, Myrtle Avenue, West Lake Avenue, Rutherford Avenue, and Milton Avenue, all of which are public and improved roadways. In addition, the properties are located within the public water and sewer service areas, and have access to public water and sewer services.

9. Presence of Known Contaminated Sites: Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect the suitability of the designated properties. It is noted that the GIS-based 2005 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on lots 589-611 & 564-568 of Block 225.01; lots 4-6 of Block 179; lots 4-6 of Block 178; lots 1-3 & 167-172 of Block 195; lots 56-61, 482, 484 & 487 of Block 217; and, all lots of Block 218.02. However, there are two known points of groundwater contamination within the right-of-way of West Lake Avenue, between Block 225.01 and Block 218.02. The current status and impact of these points, if any, should be clarified by means of an on-site environmental assessment.

ZONING

The site is subject to a redevelopment plan that was originally adopted on April 25, 2005, and permits the construction of affordable residences onsite.

SUMMARY AND CONCLUSION

Lots 589-611 & 564-568 of Block 225.01; lots 4-6 of Block 179; lots 4-6 of Block 178; lots 1-3 & 167-172 of Block 195; lots 56-61, 482, 484 & 487 of Block 217; and, all lots of Block 218.02 are located within Planning Area 1 and contain no mapped wetlands, flood hazard areas, stream corridors, or steep slope areas. In addition, no sites or districts that are listed on the State or National Registers of Historic Places are located on any of the properties. Further, the properties are located within the public water and sewer service area, have access to both public water and sewer services, and have frontage on public roadways. Also, the site is subject to a redevelopment plan that permits the construction of affordable residences.

Based on the above, the properties would satisfy the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.

APPENDIX A:

**N.J.A.C. 5:97-3.13 (Site Suitability Criteria and
Consistency with the State Development and
Redevelopment Plan)**

5:97-3.13 (SITE SUITABILITY CRITERIA AND CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN)

- (a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- (b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning

Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.

4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard 27 constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
 5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- (c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

APPENDIX B:

Constraints Mapping



Total Area: 7.47 Acres
Total Encumbered Area: 0.0 Acres
Wetland Area: 0.0 Acres
Floodplain Area: 0.0 Acres
Stream Corridor Area (Non-C1): 0.0 Acres
Stream Corridor Area (C1): 0.0 Acres
State Planning Area: Metropolitan (PA 1)
Zone District: B-1 and R-4
Sewer Service Area: Yes
Special Planning Areas: None
Point of Known Contamination (KCSL): Yes*
Historic Site: No
<div><div></div>Wetland Area</div> <div><div></div>Flood Hazard Area</div> <div><div></div>Stream</div> <div><div></div>Slopes in Excess of 15 Percent</div> <div><div></div>Historic Site</div> <div><div></div>Known Contaminated Site (KCSL 2005)</div> <div><div></div>Proposed Affordable Housing Site</div> <div><div></div>Tax Parcel</div> <div><div></div>Zone District Boundary</div>
* Points of groundwater remediation. Located offsite, but in immediate vicinity.

T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
FAX: 732-671-7365
ASSOCIATES
0 75 150 300 Feet
Prepared by: RED, October 6, 2009
Source: NJDEP, FEMA, Monmouth County GIS
File Path: H:\NEPT\00051\GIS\Projects\Site Suitability (CityWorks).mxd

Affordable Housing Suitability
CityWorks West Lake, LLC Proposed Affordable Housing Site
Township of Neptune
Monmouth County, New Jersey
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



APPENDIX THREE

Site Suitability Analysis Report

**Proposed Affordable Housing on:
Block 197, Lots 1 and 13; and,
Block 198, Lots 10, 11, and Part of 767**

Prepared for:

**Township of Neptune
Monmouth County, New Jersey**

Prepared: October 7, 2009 by:



11 Tindall Road
Middletown, NJ 07748

**Martin P. Truscott, P.P., A.I.C.P.
New Jersey Professional Planner
License #02443**

INTRODUCTION

The Township of Neptune is considering lots 1 and 13 in Block 197; and lots 10, 11 and part of 767 in Block 198 for the potential development of affordable housing. The New Jersey Council on Affordable Housing (COAH) requires that sites zoned to produce affordable housing conform to the criteria of N.J.A.C. 5:97-3.13 (Site suitability criteria and consistency with the State Development and Redevelopment Plan). These regulations require an examination of a site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazards, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

At the request of the Township, T&M Associates has reviewed the aforementioned property for conformance to COAH's site suitability criteria. Based on its preliminary review, T&M has concluded that COAH's criteria would be satisfied.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to lot 52 of Block 273.

1. Location on the State Plan Policy Map: The property is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). In accordance with N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its growth share obligation. Therefore, development on the property shall be considered to be the preferred location for the municipality to address its growth share.

2. Special Planning Areas: The property is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

3. Wetlands: There are no mapped wetlands located onsite.

4. Flood Hazards: No portions of the aforementioned property are located within the area of a mapped 100 Year Floodplain.

5. Category 1 Waterways: NJDEP mapping indicates that there are no mapped waterways located onsite.

6. Steep Slopes: Based on an analysis of soil characteristics, no steep slopes are found onsite.

7. Sites or Districts Listed on the New Jersey or National Registers of Historic Places: Neither the proposed property or immediate vicinity contains sites or districts that are listed on the New Jersey or National Registers of Historic Places.

8. Availability of Infrastructure: The property has frontage on Heck Avenue, Ridge Avenue, and Myrtle Avenue, all of which are public and improved roadways. In addition, the property is located within the public water and sewer service areas, and has access to public water and sewer services.

9. Presence of Known Contaminated Sites: Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect the suitability of the designated property. It is noted that the GIS-based 2005 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on lots 1 and 13 in Block 197; and lots 10, 11 and part of 767 in Block 198. However, there is a known point of groundwater contamination located within the right-of-way of Myrtle Avenue. The impact of this point on the subject property, if any, should be investigated through on-site investigation.

ZONING

The site is located within the R-4 (Medium Density Residential) zone district. Residences are permitted in the R-4 zone district.

In addition to the above, it is noted that the site is subject to a redevelopment plan. The Ridge Avenue School Site Redevelopment Plan was originally adopted on February 27, 2006 and was amended in December 2008. The plan allows semi-attached single-family and townhouse dwelling units.

SUMMARY AND CONCLUSION

Lots 1 and 13 in Block 197; and lots 10, 11 and part of 767 in Block 198 are located within Planning Area 1 and contain no mapped wetlands, flood hazard areas, stream corridors, or steep slope areas. In addition, no sites or districts that are listed on the State or National Registers of Historic Places are located on the property. Further, the property is located within the public water and sewer service area, has access to both public water and sewer services, and has frontage on public roadways. Also, the property is zoned for (affordable) residential uses.

Based on the above, the property would satisfy the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.

APPENDIX A:
**N.J.A.C. 5:97-3.13 (Site Suitability Criteria and
Consistency with the State Development and
Redevelopment Plan)**

5:97-3.13 (SITE SUITABILITY CRITERIA AND CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN)

- (a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- (b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning










Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.

4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard 27 constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
 5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- (c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

APPENDIX B:

Constraints Mapping



Total Area: 4.14 Acres	
Total Encumbered Area: 0.0 Acres	
Wetland Area: 0.0 Acres	
Floodplain Area: 0.0 Acres	
Stream Corridor Area (Non-C1): 0.0 Acres	
Stream Corridor Area (C1): 0.0 Acres	
State Planning Area: Metropolitan (PA 1)	
Zone District: R-4	
Sewer Service Area: Yes	
Special Planning Areas: None	
Point of Known Contamination (KCSL): No	
Historic Site: No	
	Wetland Area
	Flood Hazard Area
	Stream
	Slopes in Excess of 15 Percent
	Historic Site
	Known Contaminated Site (KCSL 2005)
	Proposed Affordable Housing Site
	Tax Parcel
	Zone District Boundary

T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
ASSOCIATES Fax: 732-671-7365
0 50 100 200
Feet

Prepared by: RED, October 6, 2009
Source: NJDEP, FEMA, Monmouth County GIS
File Path: H:\NEPT\00051\GIS\Projects\Site Suitability (Ridge Avenue School).mxd

Affordable Housing Suitability
Ridge Avenue School Proposed Affordable Housing Site
Township of Neptune
Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

APPENDIX FOUR

Site Suitability Analysis Report

**Proposed Affordable Housing on:
Block 273, Lot 52**

Prepared for:

**Township of Neptune
Monmouth County, New Jersey**

Prepared: October 7, 2009 by:



11 Tindall Road
Middletown, NJ 07748

**Martin P. Truscott, P.P., A.I.C.P.
New Jersey Professional Planner
License #02443**

INTRODUCTION

The Township of Neptune is considering a portion of lot 52 of Block 273 for the potential development of affordable housing. The New Jersey Council on Affordable Housing (COAH) requires that sites zoned to produce affordable housing conform to the criteria of N.J.A.C. 5:97-3.13 (Site suitability criteria and consistency with the State Development and Redevelopment Plan). These regulations require an examination of a site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazards, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

At the request of the Township, T&M Associates has reviewed the aforementioned property for conformance to COAH's site suitability criteria. Based on its preliminary review, T&M has concluded that COAH's criteria would be satisfied.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to lot 52 of Block 273.

1. Location on the State Plan Policy Map: The property is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). In accordance with N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its growth share obligation. Therefore, development on the property shall be considered to be the preferred location for the municipality to address its growth share.

2. Special Planning Areas: The property is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

3. Wetlands: There are no mapped wetlands located onsite.

4. Flood Hazards: No portions of the aforementioned property are located within the area of a mapped 100 Year Floodplain.

5. Category 1 Waterways: NJDEP mapping indicates that there are no mapped waterways located onsite.

6. Steep Slopes: Based on an analysis of soil characteristics, no steep slopes are found onsite.

7. Sites or Districts Listed on the New Jersey or National Registers of Historic Places: Neither the proposed property or immediate vicinity contains sites or districts that are listed on the New Jersey or National Registers of Historic Places.

8. Availability of Infrastructure: The property has frontage on Hamilton Avenue and 10th Avenue, both of which are public and improved roadways. In addition, the property is located within the public water and sewer service areas, and has access to public water and sewer services.

9. Presence of Known Contaminated Sites: Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect the suitability of the designated property. It is noted that the GIS-based 2005 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on lot 52 of Block 273.

ZONING

The site is located within the R-4 (Medium Density Residential) zone district. Residences are permitted in the R-4 zone district.

SUMMARY AND CONCLUSION

Lot 52 of Block 273 is located within Planning Area 1 and contains no mapped wetlands, flood hazard areas, stream corridors, or steep slope areas. In addition, no sites or districts that are listed on the State or National Registers of Historic Places are located on the property. Further, the property is located within the public water and sewer service area, has access to both public water and sewer services, and has frontage on public roadways. Also, the property is zoned for residential uses.

Based on the above, the property would satisfy the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.

APPENDIX A:
**N.J.A.C. 5:97-3.13 (Site Suitability Criteria and
Consistency with the State Development and
Redevelopment Plan)**

5:97-3.13 (SITE SUITABILITY CRITERIA AND CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN)

- (a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- (b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning









Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.

4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard 27 constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
 5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- (c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

APPENDIX B:

Constraints Mapping



Total Area: 0.27 Acres	
Total Encumbered Area: 0.0 Acres	
Wetland Area: 0.0 Acres	
Floodplain Area: 0.0 Acres	
Stream Corridor Area (Non-C1): 0.0 Acres	
Stream Corridor Area (C1): 0.0 Acres	
State Planning Area: Metropolitan (PA 1)	
Zone District: R-4	
Sewer Service Area: Yes	
Special Planning Areas: None	
Point of Known Contamination (KCSL): No	
Historic Site: No	
	Wetland Area
	Flood Hazard Area
	Stream
	Slopes in Excess of 15 Percent
	Historic Site
	Known Contaminated Site (KCSL 2005)
	Proposed Affordable Housing Site
	Tax Parcel
	Zone District Boundary

T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
ASSOCIATES Fax: 732-671-7365
0 10 20 40 Feet

Prepared by: RED, October 6, 2009
Source: NJDEP, FEMA, Monmouth County GIS
File Path: H:\NEPT\00051\GIS\Projects\Site Suitability (Collaborative Support).mxd

Affordable Housing Suitability
Collaborative Support Programs of NJ Proposed Affordable Housing Site
Township of Neptune
Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.